



## Town of South Kingstown, Rhode Island

### BUILDING AND ZONING DEPARTMENT

180 High Street  
Wakefield, RI 02879  
Tel (401) 789-9331 x1225

May 7, 2021

Kathleen Keegan  
230 Walden Way  
Wakefield, RI 02879

At a meeting of the Zoning Board of Review held February 24, 2021, your petition for a Dimensional Variance was granted for premises located at 230 Walden Way, South Kingstown, Tax Assessor's Map 84-2, Lot 9.

Please be further advised that there is a One-year Expiration. Any variance or special use permit shall expire one year after the date of the filing of the decision in the office of the Town Clerk, unless the applicant shall, within one year, obtain a legal building permit and proceed with the construction, or obtain a certificate of occupancy when no legal building permit is required. If application is made prior to the expiration of the initial one-year period, the Board may, upon written request and for cause shown, renew the variance or special use permit for a second one-year period. Said request for an extension need not be advertised nor noticed, per South Kingstown Zoning Ordinance Section 910.

If you have to apply for a building permit, this Decision must be presented to the Building Official's office at the time you make application for your building permit.

Regards,

James Gorman,  
Building Official & Zoning Clerk  
Town of South Kingstown



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 E/P=1791/Pgs 36 - 37 (2 pgs)  
 INST# 14791  
 TOWN OF SOUTH KINGSTOWN, RI



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**BUILDING AND ZONING DEPARTMENT**  
 180 High Street  
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May 7, 2021

### NOTICE OF DECISION SOUTH KINGSTOWN ZONING BOARD OF REVIEW

The following motion, made by Mr. Jurczak and duly seconded by Mr. Rosen  
 Motion passed unanimously: Vote 5-0  
 (R. Jurczak-Aye, W. Rosen-Aye, C. Charkowick-Aye, T. Daniels-Aye, R. Cagnetta-Aye)

At a meeting held on April 21, 2021 regarding the Petition of Kathleen Keegan, 230 Walden Way, Wakefield, RI 02879 for a Dimensional Variance under the Zoning Ordinance as follows: The applicant is seeking to construct a new 28' X 42' detached garage. The building height of the garage will be 23'6". The maximum height allowed for accessory structures is 20'. Relief of 3'6" is requested. Lot size is 8.57 Acres. A Dimensional Variance is required per Zoning Ordinance Section 401 (Schedule of Dimensional Regulations) and Section 907 (Standards of Relief). Owner of the property is Patrick F. Jr. & Kathleen Keegan for premises located at 230 Walden Way, South Kingstown, Assessor's Map 84-2, Lot 9 and zoned R200.

**The following individuals spoke as representatives of the applicant:**

- Patrick Keegan, applicant
- Kathleen Keegan, applicant

**The following materials were entered into the record:**

- Application signed and dated March 14, 2021; Owner Authorization Form Notarized and Dated March 14, 2021; Preliminary Plan of Proposed Alteration Plan (Page 1 of 2) prepared by MDR Engineering, Michael Del Rossi PE and dated February 2021; Document showing existing garage location; Construction Documents (Cover Page, S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10) prepared by The Barn Yard and Great Country Garages dated January 18, 2021
- 200 Radius Map, Abutter's List, Legal Notice, Proof of Certified Mailings and Notarized Affidavit of Mailing

**There was no one present who spoke either in support of or opposition to the petition.**

**Findings of Fact:**

1. The Board finds that the hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant, excepting those physical disabilities addressed in § 45-24-30(16), because of the very nature of the structures already on site it is necessary to build the proposed structure slightly higher than the Ordinance allows to be aesthetically pleasing and fit in with existing structures, additionally the second floor will be used for storage.
2. The Board finds that that the hardship is not the result of any prior action of the applicant and does not result primarily from the desire of the applicant to realize greater financial gain, because the applicants have a plan to restore the entire property and this garage is part of the plan, in that, it will allow for vehicles to be out of sight and also allow for additional storage.
3. The Board finds that the granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan upon which the ordinance is based, because the property is very rural in nature and the proposed garage will blend in well with the existing uses presently on site.
4. The Board finds that the relief to be granted is the least relief necessary, because they are only asking for 3'6" height relief on a large 8.57 acre property.
5. The Board finds that that the hardship suffered by the owner of the subject property if the dimensional variance is not granted amounts to more than a mere inconvenience, because without approving this motion the applicants could not build a garage that would

suit their needs and be aesthetically compatible with the other structures on site. Furthermore, there would be no public purpose in not granting the applicant's request.

**Approval is subject to the following conditions:**

- There are no conditions upon this decision.

Respectfully,

A handwritten signature in cursive script, appearing to read "James Gorman".

James Gorman,  
Building Official & Zoning Clerk  
Town of South Kingstown